



UPPER UWCHLAN TOWNSHIP  
Planning Commission Meeting  
February 12, 2015  
Minutes  
**Approved**

In Attendance:

Bob Schoenberger, Joe Stoyack, Brett Hand, Jim Dewees, Ken Engle,  
Josh Hagadorn, P.E. – Gilmore & Associates; Gwen Jonik – Secretary

Bob Schoenberger called the meeting to order at 7:30 p.m. A quorum was present.

Chester County Voice Radio Project

Chester County submitted a Conditional Use Application and Preliminary/Final Land Development Plan to construct an emergency voice radio tower on a parcel next to the Route 100 Wastewater Treatment Plant. Joe Stoyack moved, seconded by Jim Dewees, to accept the submission for the Township consultants to review. The Motion carried unanimously.

McKee Group Proposed Ordinance Amendment - Introduction

Denise Yarnoff, Esq., on behalf of McKee Group, introduced a proposed zoning ordinance amendment which would add a new permitted use in the F-1 Flexible Development Overlay District, to provide for an active adult community.

McKee Group has introduced a concept of an active adult community for the Fethers Property, in the R-2 with F-1 Flex Overlay. All of the area and bulk requirements work with the concept but extra density is necessary to make the community feasible. McKee Group proposes adding the Use to the zoning ordinance §200-72, add the desired density, add accessory uses for a clubhouse, swimming pool, etc., and include parking as required in §200-73.G.

Ms. Yarnoff briefly reviewed the concept, which she had introduced to the Planning Commission at their December 2014 meeting. Current zoning would allow for 200 units; the concept proposes 420 units. An active adult community will have little impact on schools and most township services. The concept would meet the 50% open space requirement in the F-1 Overlay District, and supports an active adult community as suggested in the Township's Comprehensive Plan.

Questions and comments regarding the ordinance amendment included the following. Answers follow in *italics*.

Why does an active adult community have to be specified in the ordinance; is it prohibited?

*It would have to be specified in the ordinance in order to call out the density for that specific use in the F-1 overlay district only.*

The ordinance amendment lists "accessory use(s), including, but not limited to: clubhouse, swimming pool, ..." as counting towards the minimum open space requirements. Should outside structures be included in the open space calculation, and the phrase "including, but not limited to" should be re-phrased to assure it doesn't allow for unintended uses.

Will the parking needed for the mix of proposed unit styles – detached single family, twins/townhomes, and villas (3-4 attached units) – comply with the parking requirements?

Regarding the amendment to the density calculation {200-72-D(2)(b)[1]}, remove the “ / ” so it reads “F-1 Flexible Development Overlay District for Active Adult Community”

Ms. Yarnoff thanked the Commission for their comments and discussed the next steps. Bob Schoenberger advised he would like the Township consultants to see the proposed amendments before moving too far forward as the level of density seems high, and to assure the amendments are applicable within all R2/F-1 areas. Ms. Yarnoff will revise the draft and forward to Gwen Jonik for review by Township consultants. Ms. Yarnoff offered to forward to the County Planning Commission for review.

Bob Schoenberger welcomed Brett Hand to the Planning Commission. Brett fills the vacancy left by Shelly Krockner; John McTear's vacancy remains.

#### Approval of Minutes

Jim Dewees moved, seconded by Joe Stoyack, to approve as presented the minutes of the Planning Commission's January 8, 2015 meeting. The Motion carried unanimously.

#### Open Session

Fritz Senn questioned the wastewater requirements that would be associated with the Fetters Property concept. Bob Schoenberger advised that no formal plan had been submitted but this property most likely wasn't included in the Route 100 Phase II calculations so it would have to wait until Phase III was necessary.

Gwen Jonik called attention to a Village Concept Committee meeting being scheduled for February 23 at 7:00 PM to discuss a proposal for professional services to design a park/trailhead in the corner of Pottstown Pike and Station Boulevard, where the township salt shed was located.

Bob Schoenberger announced that the Township is studying the formation of a storm water management authority and they'd like a representative from the Planning Commission on that authority. Joe Stoyack volunteered to represent the Planning Commission, depending on what will be involved. Gwen Jonik will advise the Township Manager.

Bob Schoenberger announced the next Planning Commission meeting is March 12, 2015 at 7:30 p.m.

#### Adjournment

Jim Dewees moved to adjourn at 7:57 p.m. So moved.

Respectfully submitted,

Gwen A. Jonik  
Planning Commission Secretary